



KAMUYU AYDINLATMA PLATFORMU

ANATOLIA GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş. Financial Report Unconsolidated 2026 - 1. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	546.017	45.791
Financial Investments	5	76.796.281	28.244.782
Trade Receivables		671.030	0
Trade Receivables Due From Unrelated Parties	7	671.030	0
Other Receivables		110.400	121.487
Other Receivables Due From Unrelated Parties	8	110.400	121.487
Prepayments		1.422.523	617.245
Prepayments to Unrelated Parties	9	1.422.523	617.245
Current Tax Assets		106.163	45.462
Other current assets		289.078	339.734
SUB-TOTAL		79.941.492	29.414.501
Total current assets		79.941.492	29.414.501
NON-CURRENT ASSETS			
Property, plant and equipment	10	2.839.678	3.058.300
Right of Use Assets		2.898.356	3.434.754
Intangible assets and goodwill	11	69.435	81.432
Total non-current assets		5.807.469	6.574.486
Total assets		85.748.961	35.988.987
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		910.800	885.326
Current Borrowings From Related Parties		910.800	885.326
Lease Liabilities	6	910.800	885.326
Trade Payables		20.715.208	2.858.268
Trade Payables to Unrelated Parties	7	20.715.208	2.858.268
Other Payables		1.731.537	1.121.741
Other Payables to Related Parties	3	732.648	97.069
Other Payables to Unrelated Parties	8	998.889	1.024.672
Current provisions		1.189.376	57.823
Current provisions for employee benefits		129.856	57.823
Other current provisions	14	1.059.520	0
SUB-TOTAL		24.546.921	4.923.158
Total current liabilities		24.546.921	4.923.158
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.808.666	2.110.962
Long Term Borrowings From Related Parties		1.808.666	2.110.962
Lease Liabilities	6	1.808.666	2.110.962
Non-current provisions		337.790	134.085
Non-current provisions for employee benefits	14	337.790	134.085
Deferred Tax Liabilities	23	899.668	432.448
Total non-current liabilities		3.046.124	2.677.495
Total liabilities		27.593.045	7.600.653
EQUITY			
Equity attributable to owners of parent		58.155.916	28.388.334
Issued capital	15	25.000.000	25.000.000
Inflation Adjustments on Capital	15	15.377.804	15.377.804
Prior Years' Profits or Losses	15	-11.989.470	-1.389.877
Current Period Net Profit Or Loss		29.767.582	-10.599.593
Total equity		58.155.916	28.388.334
Total Liabilities and Equity		85.748.961	35.988.987

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	16	2.017.421	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.017.421	0
GROSS PROFIT (LOSS)		2.017.421	0
General Administrative Expenses	17	-31.762.852	-4.696.958
Other Income from Operating Activities	18	1.942.502	3.657.858
Other Expenses from Operating Activities	18	0	-266.045
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-27.802.929	-1.305.145
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-27.802.929	-1.305.145
Finance income	20	58.489.194	146.355
Finance costs	21	-503.066	-203.626
Gains (losses) on net monetary position	22	85.819	-3.056.423
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		30.269.018	-4.418.839
Tax (Expense) Income, Continuing Operations		-501.436	84.808
Deferred Tax (Expense) Income	23	-501.436	84.808
PROFIT (LOSS) FROM CONTINUING OPERATIONS		29.767.582	-4.334.031
PROFIT (LOSS)		29.767.582	-4.334.031
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		29.767.582	-4.334.031
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		29.767.582	-4.334.031
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		29.767.582	-4.334.031

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		519.280	-535.501
Profit (Loss)		29.767.582	-4.334.031
Adjustments to Reconcile Profit (Loss)		5.576.115	7.313.906
Adjustments for depreciation and amortisation expense	10 11	767.016	454.011
Adjustments for provisions		1.358.470	-11.450
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	257.637	44.562
Adjustments for (Reversal of) Other Provisions		1.100.833	-56.012
Adjustments Related to Gain and Losses on Net Monetary Position		3.450.629	6.871.345
Changes in Working Capital		-35.225.319	-3.402.876
Decrease (Increase) in Financial Investments	5	-52.285.626	-4.604.357
Adjustments for decrease (increase) in trade accounts receivable		-671.030	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-671.030	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	-32.621
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	0	-32.621
Decrease (Increase) in Prepaid Expenses	9	-881.096	-45.331
Adjustments for increase (decrease) in trade accounts payable		17.951.981	101.780
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	17.951.981	101.780
Adjustments for increase (decrease) in other operating payables		609.796	1.249.430
Increase (Decrease) in Other Operating Payables to Related Parties	3	635.579	-146.762
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-25.783	1.396.192
Other Adjustments for Other Increase (Decrease) in Working Capital		50.656	-71.777
Decrease (Increase) in Other Assets Related with Operations		50.656	-71.777
Cash Flows from (used in) Operations		118.378	-423.001
Income taxes refund (paid)		400.902	-112.500
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		0	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-3.465	482.756
Proceeds from borrowings		273.356	911.806
Payments of Lease Liabilities	6	-276.821	-429.050
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		515.815	-52.745
Net increase (decrease) in cash and cash equivalents		515.815	-52.745
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	45.791	67.065
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-15.589	-14.141
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		546.017	179

		Footnote Reference	Equity									
			Equity attributable to owners of parent [member]							Non-controlling interests [member]		
			Issued Capital	Inflation Adjustments on Capital	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Retained Earnings				
Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification			Prior Years' Profits or Losses	Net Profit or Loss						
Previous Period 01.01.2025 - 31.03.2025	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	15	25.000.000	15.377.804				-53.692	-1.336.186	38.987.926		38.987.926
	Adjustments Related to Accounting Policy Changes											
	Adjustments Related to Required Changes in Accounting Policies											
	Adjustments Related to Voluntary Changes in Accounting Policies											
	Adjustments Related to Errors											
	Other Restatements											
	Restated Balances											
	Transfers		0	0				0	1.336.186	1.336.186		1.336.186
	Total Comprehensive Income (Loss)		0	0				-1.336.185	-10.599.593	-11.935.778		-11.935.778
	Profit (loss)		0	0				-1.336.185	-10.599.593	-11.935.778		-11.935.778
	Other Comprehensive Income (Loss)											
	Issue of equity		0	0						0		0
	Capital Decrease											
	Capital Advance											
	Effect of Merger or Liquidation or Division											
	Effects of Business Combinations Under Common Control											
	Advance Dividend Payments											
	Dividends Paid											
	Decrease through Other Distributions to Owners											
	Increase (Decrease) through Treasury Share Transactions											
	Increase (Decrease) through Share-Based Payment Transactions											
	Acquisition or Disposal of a Subsidiary											
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity											
	Transactions with noncontrolling shareholders											
Increase through Other Contributions by Owners												
Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied												
Amount Removed from Reserve of Change in Value of Time-Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied												
Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied												
Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied												
Increase (decrease) through other changes, equity												
Equity at end of period	15	25.000.000	15.377.804				-1.389.877	-10.599.593	28.388.334		28.388.334	
Current Period 01.01.2026 - 31.03.2026	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	15	25.000.000	15.377.804				-1.389.877	-10.599.593	28.388.334		28.388.334
	Adjustments Related to Accounting Policy Changes											
	Adjustments Related to Required Changes in Accounting Policies											
	Adjustments Related to Voluntary Changes in Accounting Policies											
	Adjustments Related to Errors											
	Other Restatements											
	Restated Balances											
	Transfers		0	0				-10.599.593	10.599.593	0		0
	Total Comprehensive Income (Loss)		0	0				0	29.767.582	29.767.582		29.767.582
	Profit (loss)		0	0				0	29.767.582	29.767.582		29.767.582
	Other Comprehensive Income (Loss)											
	Issue of equity		0	0				0		0		0
	Capital Decrease											
	Capital Advance											
	Effect of Merger or Liquidation or Division											
	Effects of Business Combinations Under Common Control											
	Advance Dividend Payments											
	Dividends Paid											
	Decrease through Other Distributions to Owners											

	Increase (Decrease) through Treasury Share Transactions											
	Increase (Decrease) through Share-Based Payment Transactions											
	Acquisition or Disposal of a Subsidiary											
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity											
	Transactions with noncontrolling shareholders											
	Increase through Other Contributions by Owners											
	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Increase (decrease) through other changes, equity											
	Equity at end of period		25,000,000	15,377,804				-11,988,470	29,767,582	58,155,916		58,155,916